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13 Ael-Y-Bryn, Radyr, Cardiff, CF15 8AZ.

£500,000



A deceptively spacious detached double fronted four double bedroom family house, fronting a small and select close, comprising detached homes and bungalows, with wonderful, elevated views across the surrounding area and extending towards Castell Coch and wooded hillside.

This substantial property was built in 1970, providing 1425 square feet, with well-designed and versatile living space on two floors, with the benefits of gas fired warm air ducted heating, white traditional style panel internal doors, PVC double glazed replacement windows, a stylish modern fully fitted open plan kitchen and dining room (25'10 x 9'2) with Neff integrated appliances and ample space for both a two seater sofa and a dining table and chairs.

The amazing living space also includes a down stairs cloak room, a utility room, a large lounge (17'4 x 14'4) with PVC double glazed patio doors which open onto a large sun terrace, a versatile snug/sitting room (14'6 x 11'2) with PVC picture window overlooking the truly impressive and beautiful landscaped rear gardens, and PVC double glazed French doors which also open on to sun terrace, a study with charming front views towards Castell Coch and wooded hillside, four double bedrooms, a stunning family bathroom, and a downstairs shower room off bedroom four. Outside there is a double width private entrance drive, and a neat lawn.

A very impressive family home, located with Radyr High School Catchement, and local primary schools close by.

## AML Checks

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks

## Radyr

Within easy driving distance is an exit onto the A 470, allowing fast travel to Cardiff City Centre, the M4, Pontypridd and Merthyr. The property is conveniently placed for access to Radyr Village, with its many amenities, including a Local Railway Station positioned on Station Road, a shopping centre with a post office, an Italian Restaurant and a Micropub.

Radyr also has a golf club, a cricket club and the Radyr Train Station which has been recently upgraded to include disabled access and is part of the New South Wales Metro integrated transport network being developed.

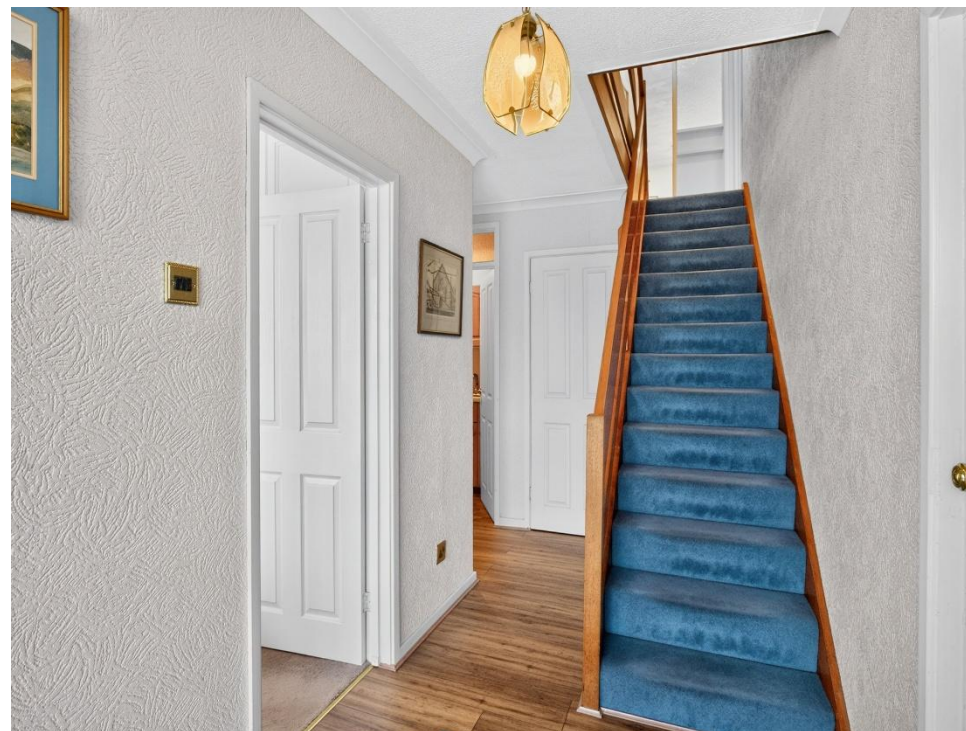
Excellent schools are available within Radyr, including Radyr High school off Heol Isaf, Bryn Deri Primary School on Cae'r Graig, Radyr Primary School which offers a breakfast club and an after-school club. In addition, there are well regarded nursery facilities within the Village including Cylch Meithrin Radur and Phentrepoeth Nursery located in Old Church rooms, Park Road, a welsh nursery for children aged 2-5. There is also a local library on Park Road and Mother & Toddler Group facilities.

## Ground Floor Entrance Porch

Approached via double glazed PVC entrance doors leading to a front porch with ceramic tile threshold, ceiling light.

## Downstairs Cloakroom

Stylish modern white contemporary suite comprising slimline W.C, shaped wash hand basin with chrome mixer taps and white high gloss vanity unit, ceramic tiled floor, ceramic tiled walls, patterned glass PVC double glazed window to side.





### Under Stair Cupboard

5' 9" x 4' 3" (1.75m x 1.30m) Approached independently from the entrance hall, multiple shelving, built in further cupboard housing the gas fired air ducted hot air central heating system (Johnson and Starley J5565 Mod Airflow Series 2).

### Utility Room

8' 10" x 4' 4" (2.69m x 1.32m) Independently approached from the entrance hall via a white traditional style panel door, fitted along one side with round nosed laminate work surfaces incorporating a stainless-steel sink with mixer taps and drainer, light oak panel fronted floor and eye level units, space with plumbing for a washing machine, space for the housing of a tumble dryer, part ceramic tiled walls, tongue and groove ceiling, access to...

### Utility Room Storage Two

20' x 5' 8" (6.10m x 1.73m) Located to the side of the property fully undercover with a further front PVC part panel double glazed obscured glass entrance door that opens on to the driveway with a matching side screen window. This very useful room houses upright fridge freezers with round nosed laminate work surfaces, multiple shelving, access to a small

roof space area, ceiling Velux double glazed window. Internal water tap. Electric power and light.

### Ground Floor Shower Room

White suite with ceramic tile walls comprising of a large shower cubicle with ceramic tile walls and a Triton shower unit with glass shower door, pedestal wash hand basin. Electric wall heater.

### First Floor Landing

Approached via a carpeted single flight staircase leading to a central landing with a large built in airing cupboard housing a full-size copper hot water factory insulated cylinder with electric immersion heater and multiple shelving.

### Open Plan Kitchen/Dining Room

25' 10" x 9' 2" ( 7.87m x 2.79m ) Well fitted along three sides with an extensive range of modern floor and eye level units with soft closing doors and custom made cutlery compartments, incorporating round nosed laminate work surfaces with a stainless steel sink with mixer taps, vegetable cleaner and drainer, integrated Neff four ring electric Schott Ceran hob, with a stainless steel canopy style extractor hood, walls finished in retro ceramic tiles, integrated Neff microwave oven, integrated fan assisted electric oven, retractable pantry full height floor unit with multiple shelves, integrated Neff fridge freezer, corner unit with carousel shelving, integrated Neff dishwasher, PVC double glazed window with front outlooks elevated across the close and onto Castell Coch and adjacent hillside. Ceramic tiled flooring

throughout, high coved ceiling, ample space for a dining table and chairs, ample space for a further two-seater sofa, PVC double glazed window to side, PVC double glazed outer door to side, further built in useful full height storage cupboard, two independent white traditional style panel doors both providing access to the main first floor landing.

### Study/Home Office

9' 3" x 6' (2.82m x 1.83m) Currently used as a study, approached independently from the first-floor landing via a white traditional style panel door, high ceiling, PVC double glazed window to front with elevated outlooks across the frontage close, over the surrounding area and towards wooded hillside with views towards Castell Coch.

### Lounge

17' 4" x 14' 4" (5.28m x 4.37m) Independently approached from the first floor landing, into a relaxing lounge with PVC double glazed sliding patio doors that open onto the beautifully landscaped rear gardens, high coved ceiling, Cotswold stone fireplace with wood mantle, living flame coal effect gas fire with marble hearth and surround.

### Snug

14' 6" x 11' 2" (4.42m x 3.40m) Independently approached from the lounge, providing a very useful and versatile extra reception room equipped and inset with double glazed PVC sliding patio doors that open onto a large sun terrace, further PVC double glazed picture window with a pleasing outlook across the beautifully landscaped rear gardens, high ceiling with Velux double glazed window, wall mounted electric contemporary fire.



### Master Bedroom One

14' 3" x 10' 5" (4.34m x 3.17m) Independently approached from the first-floor landing via a white traditional style panel door, leading to a double size bedroom with high ceiling, coving, PVC double glazed window with a side aspect, built out wardrobes.

### Bedroom Two

15' 2" x 9' 3" (4.62m x 2.82m) Independently approached from the first-floor landing via a white traditional style panel door, inset with a PVC double glazed window with elevated outlooks across the frontage close, over the surrounding area and onto wooded hillside with views towards Castell Coch. Range of modern contemporary panel fronted full height wardrobes including bedside cabinets. Coved ceiling with spotlights.

### Bedroom Three

13' 8" x 9' 3" (4.17m x 2.82m) A further double size bedroom equipped with high coved ceiling, and a PVC double glazed window with outlooks across the quiet frontage close extending over the surrounding area towards wooded hillside with a view. This third bedroom is located at ground floor level approached from the entrance hall independently via a white traditional style panel door and located as you walk into the main hallway on the left.

### Bedroom Four

16' x 8' 9" (4.88m x 2.67m) Approached independently from the entrance hall via a white traditional style panel door, inset with a white PVC double glazed window with outlooks across the frontage drive, built in cupboard housing a modern electric consumer unit last inspected 21/01/2024. Two further very useful built in full height cloaks hanging cupboards 2 ft deep.

### Family Bathroom

9' 4" x 6' 10" (2.84m x 2.08m) Stylish contemporary modern white suite with porcelain tiled floor and porcelain tiled walls, comprising large freestanding bath with chrome mixer taps and chrome mixer shower fitment, slimline W.C, shaped wash hand basin with a built out vanity unit with white high gloss doors, chrome fittings and porcelain tile splashback. Patterned glass PVC double glazed tilt and turn window to side, stylish contemporary vertical towel rail/radiator.

### Outside Front Entrance Drive

The property is approached via a double width block paved off street vehicular two car private entrance drive.

### Front Garden

Laid to lawn edged with borders of shrubs and plants.

### Rear Garden

Beautifully landscaped, gently terraced comprising a large private fully paved sun patio leading to a centre lawn and leading to further raised shrub borders, all enclosed to afford privacy and security. Side access to both front and rear gardens.







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